

MINUTES

STATE BUILDING COMMISSION MEETING

EXECUTIVE SUB-COMMITTEE

DECEMBER 21, 2009

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in the Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

Dave Goetz, Commissioner, Department of Finance and Administration
Tre Hargett, Secretary of State
Justin Wilson, Comptroller of the Treasury
David Lillard, State Treasurer

OTHERS PRESENT

Mike Fitts, State Architect
Alan Robertson, Assistant State Architect
Georgia Martin, State Architect's Office
Dottie Hagood, Real Property Administration
Bob King, Real Property Administration
Jurgen Bailey, Real Property Administration
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Jonathan Rummel, Secretary of State's Office
Melinda Parton, Comptroller's Office
Joy Harris, Treasurer's Office
Annette Crutchfield, Legislative Budget Office
Scott Boelscher, THEC
LTC Barry Buntin, Military Department
Pearl Vasser, Military Department
Alvin Payne, University of Tennessee
George Criss, University of Tennessee
Brant Miller, TWRA
Gordon Martin, TWRA
John Carr, Department of Finance & Administration
Cindy Liddell, Bond Finance
Melanie Buchanan, Real Property Administration
Dick Tracy, Tennessee Board of Regents

Don Dawson, Post Conviction Defenders
Lynn York, Post Conviction Defenders
Nancy Blevins, Department of Finance and Administration
Mark Cherpack, Department of Finance and Administration
Ronald LaFlamme, Department of Correction
Don Reaville, Smith Seckman Reid
Jim Thompson, Centric Architecture
Keith Boring, Comptroller's Office
Nick DePalma, Department of Finance and Administration
Jim Dixey, Department of Finance and Administration
David McGaw, Department of Finance and Administration
Stephen Morris, Department of Finance and Administration
Mark Vogel, Department of Finance and Administration
Angie Lotspiech, Department of Finance and Administration

Commissioner Goetz called the meeting to order at 10:32 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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CONSENT AGENDA

Approved the following real property transactions as reviewed and recommended for approval by Subcommittee staff:

- A. Agency: **Tennessee Board of Regents – Washington County**
Transaction: Lease agreement
Provision: Waiver of advertisement
- B. Agency: **Department of Human Services – Williamson County**
Transaction: Lease agreement
- C. Agency: **Department of Revenue – DuPage County**
Transaction: Lease agreement
- D. Agency: **Department of Revenue – Davidson County**
Transaction: Lease agreement
- E. Agency: **Department of Agriculture – Rutherford County**
Transaction: Disposal by lease
Provision: Waiver of advertisement & appraisals
- F. Agency: **Department of Agriculture – Coffee County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & appraisals
- G. Agency: **Department of Corrections – Shelby County**
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals
- H. Agency: **Department of Environment & Conservation – Cumberland County**
Transaction: Disposal by lease
Provision: Waiver of advertisement & appraisals
- I. Agency: **Department of Environment & Conservation – Cheatham County**
Transaction: Acquisition in fee
Provision: Waiver of appraisals
- J. Agency: **Tennessee Wildlife Resources Agency – Sullivan County**
Transaction: Acquisition in fee

- K. Agency: **Tennessee Wildlife Resources Agency – Scott County**
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals
- L. Agency: **Tennessee Wildlife Resources Agency – Anderson County**
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals
- M. Agency: **Tennessee Wildlife Resources Agency – Anderson County**
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals
- N. Agency: **Tennessee Wildlife Resources Agency – Anderson County**
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals
- O. Agency: **University of Tennessee – Hamilton County**
Transaction: Demolition – Former Bryan Funeral Home

UNIVERSITY OF TENNESSEE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **Weakley County – 546 (house) & 548 (barns) Littrell Road (45+/- acres), Martin, TN – Trans. No. 09-12-900**

Purpose: To provide land and related facilities for the University of Tennessee at Martin Rodeo and Equine Science program

Term: January 1, 2010 thru December 31, 2020 (10 yrs.)

Proposed Amount:	<u>45 +/- acres with Improvements</u>		
	Annual Contract Rent:	<u>\$24,000.00</u>	<u>@\$ 533.33 / ac</u>
	Total Annual Effective Cost:	<u>\$24,000.00</u>	<u>@\$ 533.33 / ac</u>

Current Amount:	<u>45 +/- acres with Improvements</u>		
	Annual Contract Rent:	<u>\$24,000.00</u>	<u>@\$ 533.33 / ac</u>
	Total Annual Effective Cost:	<u>\$24,000.00</u>	<u>@\$ 533.33 / ac</u>

Type: New Lease - Negotiated

Lessor: University of Tennessee Foundation, Inc.

Comment: The proposed lease was negotiated by the University and consists of 45 acres, house, horse facility and indoor arena and related facilities. Additionally the property serves as a laboratory for students enrolled in the Equine Science courses.

SSC Report: 12-14-09. Bob King summarized the transaction. Alvin Payne stated that the University been using this facility since 1994. In 2020 the debt will be paid off. Staff referred to Subcommittee with recommendation.

SC Action: 12-21-09. Bob King presented the transaction. Commissioner Goetz said that he didn't fully understand the nature of the transaction and asked when the debt was created on the property. Alvin Payne was recognized and said that the Deed of Trust was established in 2005 between the previous owners and the U.T. Foundation. Commissioner Goetz then questioned the appropriateness of the donation work. Mr. Payne responded that the property was originally leased in 1994 and the Wooten Family Partnership donated the property to the Foundation in 2005 with the transfer of the outstanding debt of \$259,000. He added that they were proposing to continue the lease through 2020 when the debt will be paid off. At which time, the Foundation will convey the property in fee simple to U.T. Comptroller Wilson asked if the lease

University of Tennessee – continued:

payments were equal to the mortgage payments, and was told “yes”. Mr. Payne said this property has been used as a home for the rodeo team and houses student’s horses. The income is used to partially pay off the lease payment/debt. Commissioner Goetz asked if this was a normal transaction for the Foundation and Mr. Payne responded “no”, that most of their properties do not have debt on them. Comptroller Wilson stated that the value of the property is more than the mortgage and Mr. Payne responded “yes”, that the property was appraised in 2005 at approximately \$506,000. Commissioner Goetz expressed his concern that someone could abuse the Foundation by passing off property with debt attached that allows them more benefit. Mr. Payne stated that, as a policy matter, the University needs to continue having strong conversations with the Foundation as it relates to this type of transaction. Commissioner Goetz said he was not as interested in the SBC taking over the Foundation as the Foundation having a good policy in place that will be adhered to. Comptroller Wilson stated that he was in agreement with the Commissioner’s position. Mr. Payne responded that, based on the proposed policy, they would come to the SBC on the front end with similar transactions in the future. Comptroller Wilson said there needs to be a way to not abuse the Foundation by the donation of property with debt attached and that, as a policy, U.T. needs to have communication with the Foundation on this type of issue. After discussion, the request was approved as presented.

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POST CONVICTION DEFENDERS

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: **Davidson County – 530 Church Street, Nashville, TN – Trans. No. 07-09-902 (Lotspiech)**

Purpose: To provide office space for the county operations

Term: July 1, 2010 thru June 30, 2015 (5 yrs)

Proposed Amount: 8,970 Square Feet
Annual Contract Rent Inc. Utility &
Janitorial Cost: \$131,069.64 @\$14.61 / sf
Total Annual Effective Cost: \$131,069.64 @\$14.61 / sf

Current Amount: 5,082 Square Feet
Annual Contract Rent Incl. Utility &
Janitorial Cost: \$58,443.00 @\$11.50 / sf
Total Annual Effective Cost: \$58,443.00 @\$11.50 / sf

Type: New lease – Advertised – Received six (6) proposals from three (3) proposers. This one is the second to the lowest, the lowest proposer requested to be released from the lease agreement.

FRF Rate: \$18.00

Purchase Option: No

Lessor: Cornerstone Associates, LLC

Comment: The proposed lease provides 8,970 square foot of office space. Lessor shall make all tenant alterations at no additional cost to the state. Lessor is to furnish all utilities and janitorial services. No cancellation except for cause and/or lack of funding.

SSC Report: 12-14-09. Bob King summarized the transaction. Staff referred to Subcommittee with recommendation.

SC Action: 12-21-09. Bob King presented the transaction. Commissioner Goetz commented that, in today's downtown markets, the rate seems high for this kind of office space. He asked what rights the State has to get out of this lease. Mr. King responded that

Post Conviction Defenders – continued:

this was a 5-year lease with no cancellation. Don Dawson was recognized and stated that since the new owners took over the building two years ago, they are making the building much more hospitable. Treasurer Lillard said that he noticed on the consent agenda that there were numerous proposed leases with no cancellation. He added that, in today's office space environment, they should be able to negotiate the cancellation provisions. Mr. King commented that the biggest problem with a cancellation clause is that the lessors have difficulty obtaining financing. Commissioner Goetz responded that they ought to think about being creative, such as have a 3-year no cancellation clause. Secretary Hargett said it doesn't seem like they are using their negotiation strength at this economic time. After further discussion, the request was approved.

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TENNESSEE WILDLIFE RESOURCES AGENCY

ANNUAL REPORT

- 1) Subcommittee acknowledged receipt of the 2009 Report, as amended, on the **Sharecrop Program** managed by the Tennessee Wildlife Resources Agency.

DEPARTMENT OF FINANCE AND ADMINISTRATION

SHELBY COUNTY FORENSIC CENTER, MEMPHIS, TENNESSEE

- 1) Mr. Fitts presented a request for approval of the Early Design Phase of a project for **Shelby County Forensic Center** at Memphis, Tennessee. He reminded the Subcommittee that the SBC had referred the matter to them, with authority to act, in response to questions raised regarding the use of bond funds. Comptroller Wilson stated that, after discussions with Bond Finance, the matter had been resolved. Subcommittee then approved the request as presented.

Estimated Project Cost: \$13,000,000.00
SBC Project No. 400/000-01-2005

TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) Mr. Fitts stated that the SBC had requested a status report and presentation of the **Mechanical and Electrical Upgrades** project at the Tennessee State Capitol in Nashville. Assistant Commissioner Dottie Hagood was recognized who stated that her office had distributed a draft timeline to all the parties and that a meeting had been scheduled for January 6 to discuss the plan. She then introduced the project manager, Nick DePalma, and the designers, Jim Thompson and Don Reaville, who made the presentation. They discussed the aging mechanical and electrical systems and that there will be areas that they can't look at now to know the full scope until they start construction. Mr. DePalma said they were anxious to get the Construction Manager on board to support the effort. He said it was their hope to be able to have early access to the ground floor in December 2010 – January 2011. He said they intend to discuss the scheduled in full detail at the January 6 meeting. Treasurer Lillard asked if this project included plumbing replacement, and Mr. DePalma responded that some plumbing and collateral work was included in the tunnel. The members expressed concern that the plumbing needed to be looked at in totality. Treasurer Lillard asked if wireless internet was to be provided for the building, and Mr. DePalma responded that they don't have anything in the scope to provide for it at the moment as the focus is mainly on mechanical, electrical and plumbing work. Treasurer Lillard asked if the project has been approved, and Mr. Fitts stated that the SBC approved the project for planning in 2005. He said they hoped to have full funding approved in the next budget in order to proceed with the work. Treasurer Lillard said that they need sign off by the Speakers and he was not going to vote for anything unless they had sign off from both Speakers as far as the overall plan and concerns. He said he appreciated Real Property Administration's efforts and understands the complexity of the project. Ms. Hagood expressed the concern about the intricacies of the required movement of people. Comptroller Wilson said he has reviewed the RFP, but plans to hold up on its approval until after the January 6 meeting takes place. The Subcommittee thanked staff for their report and presentation.

Estimated Project Cost: \$16,500,000.00
Estimated Planning Cost: \$ 2,700,000.00
SBC Project No. 529/005-01-2005

STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) Approved the Minutes of the Executive Subcommittee meetings held on November 23, 2009.

DESIGNER SELECTIONS

- 1) Approved the following designer selections as recommended for the projects approved at the December 10 SBC meeting.

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| <ol style="list-style-type: none">1) Military Dept – Jackson and Camden
(FMS Reroof and Building Repairs)
Estimated Project Cost: \$264,325.00
SBC Project No. 361/000-05-2009
Designer: HART FREELAND ROBERTS2) Military Dept – Cookeville and Lebanon
(FMS Reroof and Building Repairs)
Estimated Project Cost: \$211,025.00
SBC Project No. 361/000-06-2009
Designer: UPLAND DESIGN GROUP3) Military Dept – Centerville, Pulaski & Gallatin
(Reroof)
Estimated Project Cost: \$931,000.00
SBC Project No. 361/000-05-2006
Designer: HART FREELAND ROBERTS4) Military Dept - Knoxville
(CSMS Reroof)
Estimated Project Cost: \$627,067.00
SBC Project No. 361/047-01-2009
Designer: ROOF DESIGN & CONSULTING SERVICES INC5) Military Dept – Smyrna
(Building 500 Reroof / Repairs)
Estimated Project Cost: \$560,000.00
SBC Project No. 361/079-03-2009
Designer: ALPHA THREE GROUP | <ol style="list-style-type: none">6) Military Dept – Smyrna
(VTS Communication Line Installation)
Estimated Project Cost: \$525,000.00
SBC Project No. 361/079-04-2009
Designer: WISER COMPANY7) Department of Transportation Region 4
(I-55 Memphis Welcome Center Replacement)
Estimated Project Cost: \$3,750,000.00
SBC Project No. 244/010-02-2009
Designer: ISSUANCE OF RFQ8) Middle Tennessee State University
(University Mitigation Plan)
Estimated Project Cost: \$87,500.00
SBC Project No. 166/009-05-2009
Designer: HASTINGS ARCHITECTURE9) Tennessee Technological University
(IT Infrastructure Upgrades)
Estimated Project Cost: \$9,880,000.00
SBC Project No. 166/011-04-2009
Designer: SMITH SECKMAN REID10) University of Memphis
(Administration Building IT Renovations)
Estimated Project Cost: \$480,000.00
SBC Project No. 166/007-15-2009
Designer: KEITH KAYS |
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| <p>11) Jackson State Community College
(Campus HVAC Repairs)
Estimated Project Cost: \$2,209,159.00
SBC Project No. 166/019-02-2009
Designer: SSR ELLERS</p> | <p>16) Walters State Community College
(Agribusiness Pavilion Sprinkler Renovation)
Estimated Project Cost: \$107,000.00
SBC Project No. 166/023-01-2009
Designer: COMMUNITY TECTONICS</p> |
| <p>12) Pellissippi State Community College
(Goins Classroom Renovation)
Estimated Project Cost: \$350,000.00
SBC Project No. 166/032-03-2009
Designer: COMMUNITY TECTONICS</p> | <p>17) Tennessee Technology Center @ Livingston
(Fire Alarm and HVAC Systems Modernization)
Estimated Project Cost: \$470,000.00
SBC Project No. 166/062-02-2009
Designer: KURZYSKE & ASSOCIATES</p> |
| <p>13) Southwest Tennessee Community College
(Nursing and Biotechnology Facility)
Estimated Project Cost: \$18,260,000.00
SBC Project No. 166/033-01-2009
Designer: FLEMING ASSOCIATES</p> | <p>18) Clover Bottom Developmental Center
(Essential Maintenance / Roof Repairs)
Estimated Project Cost: \$1,000,000.00
SBC Project No. 344/003-01-2009
Designer: STREET DIXON RICK</p> |
| <p>14) Southwest Tennessee Community College
(Mechanical Systems Modernization)
Estimated Project Cost: \$820,000.00
SBC Project No. 166/033-02-2009
Designer: OGCB INC</p> | <p>19) Piedmont Gas Building
(Interior Renovation)
Estimated Project Cost: \$1,450,000.00
SBC Project No. 529/012-01-2009
Designer: THOMAS MILLER & PARTNERS</p> |
| <p>15) Southwest Tennessee Community College
(Several Buildings Roof Replacements)
Estimated Project Cost: \$1,400,000.00
SBC Project No. 166/033-03-2009
Designer: BRAGANZA ASSOCIATES</p> | <p>20) Cordell Hull State Office Building
(Emergency Waterproofing Repairs)
Estimated Project Cost: \$135,000.00
SBC Project No. 529/011-01-2009
Designer: RICHARD RINKS & ASSOCIATES</p> |

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There being no further business, the meeting adjourned at 11:10 a.m.

Consent Agenda Items

A.

TENNESSEE BOARD OF REGENTS

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **Washington County – 204 West Fairview, Johnson City, TN – Trans. No. 09-12-901**

Purpose: To provide a clinic to be administered by ETSU College of Nursing to operate the Johnson City Downtown Clinic for the homeless.

Term: November 1, 2009 thru October 31, 2019 (10 yrs)

Proposed Amount: Homeless Clinic
Annual Contract Rent: \$1.00 per year
Total Annual Effective Cost: \$1.00 per year

Current Amount: Homeless Clinic
Annual Contract Rent: \$1.00 per year
Total Annual Effective Cost: \$1.00 per year

Type: New Lease

Lessor: Mountain State Health Alliance

Comment: The proposed lease has a 30 day cancellation clause. ETSU College of Nursing has received a grant from the Department of Health and Human Services Health Resources (HRSA) and Services Administration under the American Recovery and Reinvestment (ARRA) Act of 2009 in the amount of \$56,524 to renovate the Homeless Clinic.

SSC Report: 12-14-09. Bob King summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 12-21-09. Subcommittee approved the transaction as presented.

B.

DEPARTMENT OF HUMAN SERVICES

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: **Williamson County – 203 Beasley Drive, Suite A, Franklin, TN – Trans. No. 09-06-920 (Smith)**

Purpose: To provide office space for the county operations

Term: July 1, 2010 thru June 30, 2020 (10 yrs)

Proposed Amount: 5,650 Square Feet

Annual Contract Rent:	\$66,148.00	@\$11.71 / sf
Est. Annual Utility Cost:	\$ 9,887.50	@\$ 1.75 / sf
Est. Annual Janitorial Cost:	<u>\$ 6,215.00</u>	<u>@\$ 1.10 / sf</u>
Total Annual Effective Cost:	\$82,250.50	@\$14.56 / sf

Current Amount: 5,650 Square Feet

Annual Contract Rent :	\$43,500.00	@\$ 7.70 / sf
Est. Annual Utility Cost:	\$ 7,910.00	@\$ 1.40 / sf
Est. Annual Janitorial Cost:	<u>\$ 6,215.00</u>	<u>@\$ 1.10 / sf</u>
Total Annual Effective Cost:	\$57,625.00	@\$10.20 / sf

Type: New Lease – Advertised – received three (3) proposals from the current lessor

FRF Rate: \$18.00

Lessor: Charles & Carol Raines, current lessor

Comment: The proposed lease provides 5,650 square foot of office space. Lessor shall make all tenant alterations at no additional cost to the state. No cancellation for the first five (5) years except for cause and/ or lack of funding and 180 days thereafter.

SSC Report: 12-14-09. Bob King summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 12-21-09. Subcommittee approved the transaction as presented.

C.

DEPARTMENT OF REVENUE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: DuPage County – 800 Roosevelt Road, Glen Ellyn, IL – Trans. No. 09-04-919 (Lotspiech)

Purpose: To provide office space

Term: January 1, 2010 thru December 31, 2019 (10 yrs)

Proposed Amount: 2,462 Square Feet
Annual Contract Rent incl. Utilities & Janitorial Cost: \$43,085.00 @\$17.50 / sf
Total Annual Effective Cost: \$43,085.00 @\$17.50 / sf

Current Amount: 2,462 Square Feet
Annual Contract Rent incl. Utility and Janitorial Cost: \$45,620.88 @\$18.43 / sf
Total Annual Effective Cost: \$45,620.88 @\$18.43 / sf

Type: New Lease – Advertised – Received only one proposal from the current lessor.

Lessor: Stahelin Enterprises, LP, current lessor

Comment: The proposed lease provides 2,462 square foot of office space. Lessor shall make all tenant alterations at no additional cost to the state. No cancellation for the first five (5) years except for cause and/ or lack of funding and 180 days thereafter.

SSC Report: 12-14-09. Bob King summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 12-21-09. Subcommittee approved the transaction as presented.

D.

DEPARTMENT OF REVENUE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Davidson County – 1321 Murfreesboro Road, Suite 820, Nashville, TN – Trans. No. 09-06-943 (Lotspiech)

Purpose: To provide office space

Term: January 1, 2010 thru December 31, 2019 (10 yrs)

Proposed Amount: 15,625 Square Feet
Annual Contract Rent Incl. Utilities & Janitorial Cost: \$185,380.00 @\$11.86 / sf
Total Annual Effective Cost: \$185,380.00 @\$11.86 / sf

Current Amount: 15,625 Square Feet
Annual Contract Rent Incl. Utilities & Janitorial Cost: \$190,656.00 @\$12.20 / sf
Total Annual Effective Cost: \$190,656.00 @\$12.20 / sf

Type: New lease – Advertised – received five (5) proposals / two (2) are non-conforming from five (5) proposers

FRF Rate: \$18.00

Lessor: Airport Plaza, LLC, current lessor

Comment: The proposed lease provides 15,625 square foot of office space. Lessor shall make all tenant alterations at no additional cost to the state. No cancellation for the first five (5) years except for cause and/ or lack of funding and 180 days thereafter.

SSC Report: 12-14-09. Bob King summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 12-21-09. Subcommittee approved the transaction as presented.

E.

DEPARTMENT OF AGRICULTURE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Rutherford County – 198' x 80' tract on Tiger Hill Firetower site, Murfreesboro, TN – Trans No. 09-11-026 (Baugh)</u>
Purpose:	Disposal by lease for Rutherford County to dismantle the fire tower and hut and replace with new communication tower and associated building.
Term:	Ten (10) years with an option to renew another ten (10) years
Consideration:	Mutual benefits
Lessee:	Rutherford County
SSC Report:	12-14-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	12-21-09. Subcommittee approved the transaction as presented.

F.

DEPARTMENT OF AGRICULTURE

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description:	<u>Coffee County – 1 +/- acre – (207' x 207' lot), Summitville, TN – Trans. No. 09-11-028 (McLeod)</u>
Purpose:	Disposal in fee to allow reversion by abandonment
Original Cost to State:	\$1.00
Date of Original Conveyance:	1953
Grantor Unto State:	J. D. Sain
Estimated Sale Price:	N/A
SSC Report:	12-14-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	12-21-09. Subcommittee approved the transaction as presented.

G.

DEPARTMENT OF CORRECTIONS

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Shelby County – 0.255 +/- acres – Mark Luttrell Correctional Center, Sycamore View Road, Memphis, TN – Trans. No. 09-10-004 (Baugh)</u>
Purpose:	Disposal by easement for water line.
Estimated Sale Price:	Public use
Grantee:	Memphis Light, Power and Water Division
SSC Report:	12-14-09. Jurgan Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	12-21-09. Subcommittee approved the transaction as presented.

H.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Cumberland County – 6.0 +/- acres – Black Mountain, Owl Roost Road, Crossville, TN – Trans. No. 09-10-008 (McLeod)</u>
Purpose:	Disposal by lease to renew existing lease for another ten (10) years or enter new lease for ten (10) years.
Term:	Ten (10) years – April 19, 2010 thru April 18, 2020
Consideration:	\$200 per month and use of tower for state equipment
Lessee:	Eloqui wireless (formerly US Cellular)
SSC Report:	12-14-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	12-21-09. Subcommittee approved the transaction as presented.

I.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT and WAIVER OF APPRAISALS required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Cheatham County – 5 +/- acres – Narrows Harpeth Road, Kingston Springs, TN – Trans No. 09-11-030 (Baugh)</u>
Purpose:	Acquisition in fee to provide access to the river and parking.
Source of Funding:	Gift
Estimated Cost:	\$5,000 administrative costs
Owner(s):	Elizabeth May Stern Trust
SSC Report:	12-14-09. Jorgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	12-21-09. Subcommittee approved the transaction as presented.

J.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Sullivan County – 4.4 +/- acres – Bristol City, TN – Trans. No. 09-11-023 (Jackson)</u>
Purpose:	Acquisition in fee of an in-holding adjoining State property by the Conservation Fund at a bargain price; the Conservation fund will later sell property to TWRA at 25% below market value. The Cornett family has agreed to this arrangement.
Source of Funding:	TWRA
Estimated Cost:	\$145,000
Owner(s):	The Cornett Family
SSC Report:	12-14-09. Jurgen Bailey summarized the transaction. This transaction will be brought back for approval when the State requires the property from the Conservation Fund. Staff referred to Subcommittee for consent agenda.
SC Action:	12-21-09. Subcommittee approved the transaction as presented.

K.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Scott County – 9.77 +/- acres – Big Fork Mountain, TN – Trans. No. 09-11-033 (Jackson)</u>
Purpose:	Disposal by easement to provide easement, gas well, related pipelines and access as needed on Sundquist WMA
Estimated Sale Price:	\$500 administrative cost per well site
Grantee:	Knox Energy
Comment:	Well site AH-1030
SSC Report:	12-14-09. Jorgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	12-21-09. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Anderson County – 9.77 +/- acres – Big Fork Mountain, TN – Trans. No. 09-11-034 (Jackson)</u>
Purpose:	Disposal by easement to provide easement, gas well, related pipelines and access as needed on Sundquist WMA
Estimated Sale Price:	\$500 administrative cost per well site
Grantee:	Knox Energy
Comment:	Well site AH-1026
SSC Report:	12-14-09. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	12-21-09. Subcommittee approved the transaction as presented.

M.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Anderson County – 12.19 +/- acres – Big Fork Mountain, TN – Trans. No. 09-11-035 (Jackson)</u>
Purpose:	Disposal by easement to provide easement, gas well, related pipelines and access as needed on Sundquist WMA
Estimated Sale Price:	\$500 administrative cost per well site
Grantee:	Knox Energy
Comment:	Well site AH-1024
SSC Report:	12-14-09. Jorgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	12-21-09. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<u>Anderson County – 2 +/- acres – Big Fork Mountain, TN – Trans. No. 09-11-036 (Jackson)</u>
Purpose:	Disposal by easement to provide easement, gas well, related pipelines and access as needed on Sunquist WMA
Estimated Sale Price:	\$500 administrative cost per well site
Grantee:	Knox Energy
Comment:	Well site AH-1010
SSC Report:	12-14-09. Jorgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	12-21-09. Subcommittee approved the transaction as presented.

UNIVERSITY OF TENNESSEE

UNIVERSITY OF TENNESSEE AT CHATTANOOGA, TENNESSEE

- 1) Approved a project to **Demolish Former Bryan Funeral Home** located at the University of Tennessee at Chattanooga, Tennessee, contingent upon review by the Tennessee Historical Commission.

Estimated Project Cost: \$200,000.00
SBC Project No. 540/005-06-2009

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Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration